# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

14 Cavallo Crescent Wallan VIC 3756

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$520,000	&	\$550,000	
Median sale price (*Delete house or unit as applicable)						
Median Price	\$260.000	Property type	Land	Suburb	Wallan	

Median Frice	φ200,000	Fiope	arty type	Lanu	Suburb	vvaliali	
Period-from	01 Feb 2020	to	31 Jan 2021	Source		Corelogic	_

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 King William Drive Wallan VIC 3756	\$525,000	07-Nov-20
6 Cavallo Crescent Wallan VIC 3756	\$500,000	05-Sep-19

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 February 2021

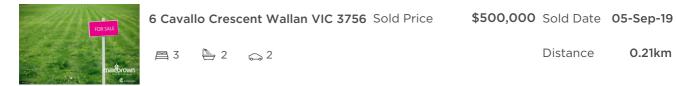


consumer.vic.gov.au





6 King William Drive Wallan VIC 3756	Sold Price	\$525,000 Sold Date 07-Nov-20
🛱 - 🗎 - 🞧 -		Distance 2.99km



#### RS = Recent sale UN = Undisclosed Sale

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